MINUTES
BOX ELDER COUNTY PLANNING COMMISSION
NOVEMBER 21, 1996

The Board of Planning Commissioners of Box Elder County met in regular session in the Commission Chamber of the Box Elder County Courthouse, 01 South Main in Brigham City, Utah at 7:00 p.m. on November 21, 1996.

The following members were present constituting a quorum:

Richard Kimber	Chairman
Jon Thompson	Member
Louis Douglas	Member
Stan Reese	Member
Deanne Halling	Member
David Tea	Member
Denton Beecher	Ex-Officio member, Surveyor
LuAnn Adams	Recorder/Clerk

EXCUSED: Royal Norman — Commissioner

AGENDA: (ATTACHMENT NO. 1)

CHAIRMAN RICHARD KIMBER PRESENTED THE MINUTES OF SEPTEMBER 19, 1996 FOR APPROVAL. A MOTION WAS MADE BY JON THOMPSON TO APPROVE THE MINUTES AS WRITTEN. THE MOTION WAS SECONDED BY DAVID TEA AND UNANIMOUSLY CARRIED.

WELLS'S ESCROW AGREEMENT

County Surveyor Denton Beecher stated that the Wells Family made a request to the Planning Commission a couple of months ago to transfer the permit of ownership on the gravel pit that Fife Rock Products have held since 1978. The Planning Commission recommended that the Wells Family have a bond prepared so the County can release the permit. In lieu of a bond, they had an escrow agreement prepared with a bank. Chairman Kimber said it appears the escrow agreement meets all the legal requests and the needs of the Planning Commission.

MOTION: A motion was made by David Tea that we recommend the Fife Rock Products Conditional Use Permit be transferred with all of its conditions to the Arnell and Roger Wells Family, and that we accept the escrow agreement in lieu of the bond that has been held. The motion was seconded by Stan Reese and unanimously carried.

UTAH OPEN LANDS COMMITTEE REQUEST

County Surveyor Denton Beecher received a letter from Gary G. Peterson stating that the Governor had created a Utah Open Lands Committee last May. The Committee is now requesting the county fill out a survey regarding the county's opinions on open lands. The Planning Commission then filled the survey out.

MISCELLANEOUS MINOR SUBDIVISION

DM Reeder Minor Subdivision

County Surveyor Denton Beecher said Dawn Reeder is creating a one-lot subdivision located on 6800 West and south of 1600 North. Mr. Reeder has West Corinne Water and Bear River Health Department approvals.

MOTION: A motion was made by Stan Reese to accept the DM Reeder Minor Subdivision and allow the chairman to sign the plat. The motion was seconded by Deanne Halling and unanimously carried.

Capener Minor Subdivision

County Surveyor Denton Beecher explained that this minor subdivision is located in Riverside. The Planning Commission also talked about the possible problem of the roadway.

MOTION: A motion was made by Louis Douglas to approve the preliminary plat and recommend that there be an improved private street and a 10-foot easement at the front of each lot described to ensure right-of-way for future utilities in case they can not use the roadway. The motion was seconded by Stan Reese and unanimously carried.

Eddie A Wood Minor Subdivision

County Surveyor Denton Beecher explained that Eddie A Wood is requesting a minor subdivision northeast of Plymouth.

MOTION: A motion was made by Jon Thompson to accept the Eddie A. Wood Minor Subdivision and authorize the chair to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

REESE ANDERSON MINOR SUBDIVISION

County Surveyor Denton Beecher said this subdivision is located on the Iowa Strong. He explained that there is an existing home on the middle lot, and Mr. Anderson is creating two building lots, one on each side of the existing lot. He has obtained approval from the West Corinne Water Company and the Bear River Health Department.

MOTION: A motion was made by Jon Thompson to approve the Reese Anderson Minor Subdivision and allow the chairman to sign the plat. The motion was seconded by Stan Reese and unanimously carried.

Craig Valentine Minor Subdivision Amendment II

County Survey Denton Beecher explained that this minor subdivision is located north of Riverside on 6000 West. They are requesting to amend the existing subdivision to make an 80-foot lot on the south end.

MOTION: A motion was made by Jon Thompson that due to the circumstances unknown to the purchaser of this lot, it had been subdivided into two smaller lots. From this point forward we will not recognize any more division of the lots, and that we approve the Craig Valentine Minor Subdivision Amendment Plat II, waive the curb and gutter requirements and authorize the chair to sign the plat. The motion was seconded by Louis Douglas and unanimously carried.

Stokes Minor Subdivision Amendment II

County Surveyor Denton Beecher explained that they are asking to add a lot 5 which will be for agricultural purposes only. The subdivision is located on 9600 North at about 7200 West.

MOTION: A motion was made by Jon Thompson to approve amendment II to the Stokes Minor Subdivision and designate lot 5 as agriculture purposes only with no residential building and authorize the chair to sign the plat. The motion was seconded by Louis Douglas and unanimously carried.

Dumar Minor Subdivision

County Surveyor stated that this minor subdivision is located north of Brigham City on Hwy 38. Mr. Dumar is creating two parcels and has received a sewer and water permit.

MOTION: A motion was made by David Tea to approve the Dumar Minor Subdivision and that Lot 2 shall be designated as an agriculture parcel with no residential structures and that the chairman be allowed to sign. The motion was seconded by Deanne Halling and unanimously carried.

RONALD SMITH SUBDIVISION CONCEPT-PRELIMINARY

Ronald Smith submitted a concept/preliminary of his subdivision for approval. The subdivision is located north of Brigham City on Hwy 38. County Surveyor Denton Beecher pointed out that because of the geological relief of the hill, all of the lots cannot be accessed onto Hwy 38. Mr. Smith is requesting a private road along the east side of the lots. Mr. Beecher explained that an application to UDOT will need to be made for access to the lots. He also explained that Mr. Smith wants to keep the pond as an easement in his behalf. They have also plotted an easement for an irrigation waterline.

MOTION: A motion was made by David Tea to accept the concept/preliminary plan of the Ronald Smith Subdivision, require approval of UDOT for access and that there will be some stipulations on the roadway. The motion was seconded by Jon Thompson and unanimously carried.

WIRELESS COMMUNICATION ANTENNA CONDITIONAL SIGHT PERMIT

MOTION: A motion was made by Stan Reese to recommend to the County Commission the approval of a Conditional Use Permit for Wireless Communication Antennas on the Ray and Donna Adams property and the RM Cornwall Property. The motion was seconded by Louis Douglas and unanimously carried.

ADJOURNMENT

A motion was made by Jon Thompson to adjourn. The meeting adjourned at 8:55 p.m.

Passed and adopted in regular session this 16 day of January, 1997.

Richard D. Kimber, Chairman

ATTEST:

LuAnn Adams
Recorder/Clerk

AGENDA
BOX ELDER COUNTY PLANNING COMMISSION
MEETING PLACE; COUNTY COMMISSION CHAMBERS
BOX ELDER COUNTY COURTHOUSE
BRIGHAM CITY, UTAH

1. Public agenda for the Box Elder County Planning Commission meeting scheduled for November 21, 1996 at 7:00 P.M.

2. Notice given to the newspaper this 20 th Day of November 1996.

3. Approval of the minutes of September 19, 1996.

4. Scheduled Delegations:

   A. Well's Escrow Agreement.

   B. Utah Open Lands Committee Request.

   C. Misc. Minor Subdivision

   D. Ronald Smith Subd. Concept-preliminary

   E. Wireless Communication Antenna Conditional sight permit.

   F.

   G.

   H.

   I.

   J.

5. Old Business:

   A.

   B.

ATT #1